

**Clark County Planning Commission**  
**Regular Meeting – 2 p.m.**  
**Wednesday, January 4, 2006**

**Administration Building**  
**of the former Springview Center**  
**3130 East Main Street**  
**Springfield, OH 45505**

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# ***AGENDA***

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- |   |                                    |
|---|------------------------------------|
| <b>1. Minutes – December 7, 2005 (Regular)</b>  | <i>Discussion &amp;<br/>Action</i> |
| <b>2. Rezoning Case     <b>Magnum Enterprises, Inc.</b></b><br>G-2006-1             German Township ~ 1.02 acres<br>1270 Upper Valley Pk.<br>B-1 to B-3 (General Business District) | <i>Discussion &amp;<br/>Action</i> |
| <b>3. Rezoning Case     <b>Shirley A. Clonch</b></b><br>Z-2006-1             Bethel Township ~ .94 acres<br>2727 Medway-Carlisle Rd.<br>B-2 to R-1 (Rural Residence District)       | <i>Discussion &amp;<br/>Action</i> |
| <b>4. Staff Comments</b>  | <i>Discussion</i>                  |
| <b>5. Adjournment</b>   | <i>Action</i>                      |

# Minutes

## Clark County Planning Commission

Regular Meeting ~ 2 p.m.  
Wednesday, December 7, 2005

Administrative Building  
of the former Springview Center  
3130 East Main Street  
Springfield, Ohio 45505

Mr. Elliott Turner, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:10 p.m.

Present: Mr. Elliott Turner, Mr. Lowell Bicknell, Mr. Max Cordle, Mr. Robert Jurick, Mrs. Elaine Stevenson, and Mr. John Detrick.

Absent: Ms. Diane Jordan, Mr. Allen Perkins, Mrs. Regina Rollins, Mr. David Hartley, and Mr. Roger Tackett.

### CPC: 12-56-2005: Minutes ~ November 2, 2005 (Regular Meeting)

Motion by Mr. Cordle, seconded by Mr. Bicknell to adopt the minutes.

VOTE: Motion carried unanimously.

### SB-2005-11 Subdivision ~ Leffel Farms Subdivision ~ Preliminary and Final ~ Mad River Township ~ 6.437 acres ~ 4 lots ~ James L. and Laurabelle Watt ~ PUBLIC HEARING

Mr. Tritle presented the report for the subdivision submitted by James L. and Laurabelle Watt. He highlighted information contained in the staff report and on the map. Because of site distance issues, lot 4 must access at a specific point which is marked in red on the map.

- The County Engineer does not object to the current plan.
- Soil Conservation noted that construction activities which will result in the disturbance of one or more acres of land must obtain a National Pollutant Discharge Elimination System (NPDES) permit as well as a sediment control plan. They request that detail be provided on the construction drawings for individual lot protection.
- The Health District resolution R 171-05 approved preliminary and final for 4 lots.

Planning Staff recommends approval of the preliminary and final plans subject to providing detail on the plans for individual lot protection as noted by Clark Soil and Water Conservation District.

Chairperson Turner asked for abstentions. He then asked for questions from the board members.

Dean Fenton, representative from the County Engineer's Office responded that his office would endorse shared driveways, but does not have jurisdiction to require them.

Mr. Jurick asked if shared driveways had been suggested to the applicant.

Mr. Fenton responded that it was not.

Mr. Tritle added that the better solution would be to put it in the subdivision regulations. Although the applicant can choose to put in shared driveways, there is nothing saying that they are required to.

Mrs. Stevenson wanted to clarify that there are no safety issues with the way that it is designed.

Mr. Fenton answered that the access locations are not restricted on lots 2 and 3. Lots 1 and 4 contain safe access locations, but the placement is restricted.

Andrew Hellmuth, agent for the applicant, stated that the landowner prefers not to utilize shared driveways because of the limitation that it would put on house placement.

Chairperson Turner asked for proponents or opponents. There being none, a motion was made.

CPC: 11-57-2005 SB-2005-11 Subdivision ~ Leffel Farms Subdivision ~ Preliminary and Final ~ Mad River Township

Motion by Mr. Cordle, seconded by Mr. Bicknell to grant Approval of the preliminary and final submission for Leffel Farms Subdivision.

VOTE: Motion carried unanimously.

G-2005-98 ~ Digital Zoning Map Adoption ~ German Township

Mr. Tritle presented the staff report and presented current and proposed zoning maps. Staff recommended approval.

The board entered into a brief discussion.

CPC: 11-58-2005: G-2005-98 ~ Digital Zoning Map Adoption ~ German Township

Motion by Mr. Cordle, seconded by Mrs. Stevenson to recommend Approval of the German Township Digital Zoning Maps to the German Township Zoning Commission and the German Township Trustees.

VOTE: Motion carried unanimously.

Staff Comments:

Mr. Tritle introduced a follow-up memo from the Utilities Dept. regarding sewer and water capacities and projected demands in the Enon/Mad River Township area. This memo contains a breakdown by development and by number. Mr. Chuck Bauer, representative from the Utilities Dept., was present to answer questions.

# *Minutes*

## *Clark County Planning Commission*

Mr. Jurick thanked Mr. Bauer. He asked if the Engineer's Office if they have information regarding the capacity of Enon-Xenia Rd. and Dayton Rd. and how it would affect the developments in that area.

Mr. Fenton answered that his office has not received the information back from Lamar at Transportation. Traffic studies are required as part of a PUD review. There is not a traffic engineer on staff. His office does not have the revenue to do an analysis at this time. He will follow up.

### *Board Comments:*

Mrs. Stevenson asked if there has been progress with the Mad River Township Comprehensive Plan.

Mr. Farnsworth responded that there was a meeting yesterday afternoon. Lowell Bicknell, Bob Jurick, Allen Perkins, and Commissioner Tackett represented the Planning Commission. Mr. Turner was not able to attend. The next meeting is scheduled for January 10<sup>th</sup> at 3:00 pm at the County Planning Dept. They will be addressing some of the proposed text modifications. It may come back before the board in February or March.

### *Staff Comments:*

Mr. Farnsworth had information from the Neighborhood Housing Partnership for the board to read.

### *Adjournment*

#### *CPC: 12-59-2005: Adjournment*

Motion by Mr. Bicknell, seconded by Mr. Detrick to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 2:37 p.m.

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Mr. Elliott Turner, Chairperson

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Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

## Rezoning Case # G-2006-1

To: Clark County Planning Commission	Date of Meeting: January 4, 2006
From: Planning Staff	Date of Report: December 20, 2005

**Applicant:** Magnum Enterprises, Inc.

**Request Action:** Rezone from B-1A (Shopping Center District) to B-3 (General Business District)

**Purpose:** Used automobile dealership

**Location:** 1270 Upper Valley Pike - German Township

**Size:** 1.02 Acres

**Existing Land Use:** Vacant (bank) building

### Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Commercial (Mall area)	B-1 & B-1A (Shopping Center)
South	Commercial	B-1A (Shopping Center) & B-3 (General Business)
East	Commercial & Recreational	B-3 (General Business)
West	Residential (Forest Hills)	R-1 (Suburban Residence)

### ANALYSIS

This lot was zoned Business when the original zoning map was adopted.

### Reports from other agencies:

#### *County Engineer*

Direct access to a major road is not available. Access is on Woodcrafter Dr. which is a county maintained access road. Additional access to Upper Valley Pk. or SR 41 is not available. Drainage appears adequate for present use with the building and parking lot substantially elevated above surrounding property. Further development would be severely limited based on floodplain issues.

The County Engineer has no objection to this rezoning. (See Dec 14, 2005 letter)

### ***Soil Conservation***

The Clark Soil & Water Conservation District has reviewed the site and provided the following information relative to soils and drainage. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed. (*See Dec. 19, 2005 letter*)

### ***Combined Health District***

No report. Site served by public utilities.

### ***Planning Department***

The Clark County Comprehensive Plan identifies this area as Community Commercial development which should be directed to existing business districts and major highway interchanges. A major commercial activity area is Upper Valley Mall and Bechtle Avenue, which is assumed to continue to serve a regional market. Development along commercial corridors should meet the County's access management standards in terms of combined access. A low-density, sprawled commercial pattern is not supported along the County's major arterials.

The mall area has large areas zoned for business. In looking at the surrounding area, it appears this request would be in harmony with the other uses. Existing B-3 Zoning is located east of this parcel while the Upper Valley frontage is zoned B-1A. The entire tract is in the Flood Plain but the building is elevated compared to the original ground elevation.

## **RECOMMENDATION**

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The Staff recommends approval of the rezoning from B-1A to B-3.

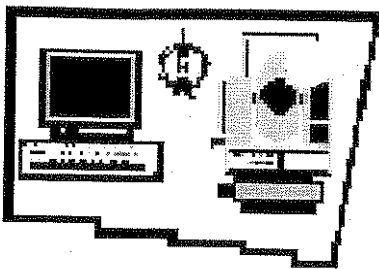
#### *Attachments:*

*County Engineer's Letters*

*Soil Conservation District's Letters*

*Location Map*

*Zoning Map*



Clark County  
Engineer's Department  
4075 Laybourne Rd Springfield, Ohio 45505-3613  
Bruce C. Smith, P.E., P.S.  
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

[www.clarkcountyohio.gov/engineer](http://www.clarkcountyohio.gov/engineer)

December 14, 2005

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Phil Tritle, Planner

Re: **Rezoning Request G-2006-1**  
**Magnum Enterprises**  
**1.02 acres from B-1 A to B-3**

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 1270 Upper Valley Pike, from B-1 A zoning to a B-3 Commercial Zoning district for a used car lot.

Access to a major roadway is not directly available, but the property does have access from a county maintained access road south of the property, which provide connectivity with Upper Valley Pike and West Valley Drive. The frontage along Upper Valley Pike and State Route 41 are both limited access and unavailable for additional access points.

Drainage appears adequate under the present use, with the building and parking lot substantially elevated above the surrounding property. It appears that further development would be severely limited, based upon the existing property boundaries and floodplain issues.

Based upon our review of access and drainage, the County Engineer has no objection to the proposal to rezone the subject tract from B-1A to B-3 zoning.

Sincerely,

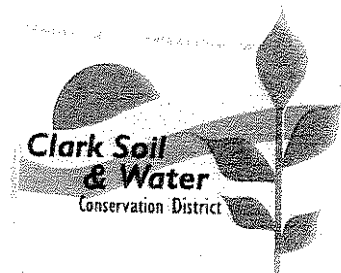
Bruce C. Smith P.E., P.S.  
Clark County Engineer

Kenneth D. Fenton  
Deputy Engineer

Cc: German Township

Donald Boyle – Road Superintendent  
Paul W. DeButy P.E. – Design Engineer  
Kenneth D. Fenton, P.S., Deputy Engineer  
Doug Frank – Bridge Superintendent  
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director  
Shayne Gray – GIS/CAD Coordinator  
Mark Niccolini – Ditch Maintenance Supervisor  
Lew Richards – Traffic Supervisor  
Ned G. Weber, Deputy Engineer



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**BOARD OF SUPERVISORS**

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John Ritter, Treasurer  
David Stickney, Fiscal Agent  
Adam Agle, Secretary

December 19, 2005

Mr. Phil Tritle  
Clark County Planning Department  
25 West Pleasant St.  
Springfield, OH 45506

RE: G-2006-1 ~ Magnum Enterprises ~ B1 to B3  
1270 Upper Valley Pk. ~ German Twp.

Dear Mr. Tritle,

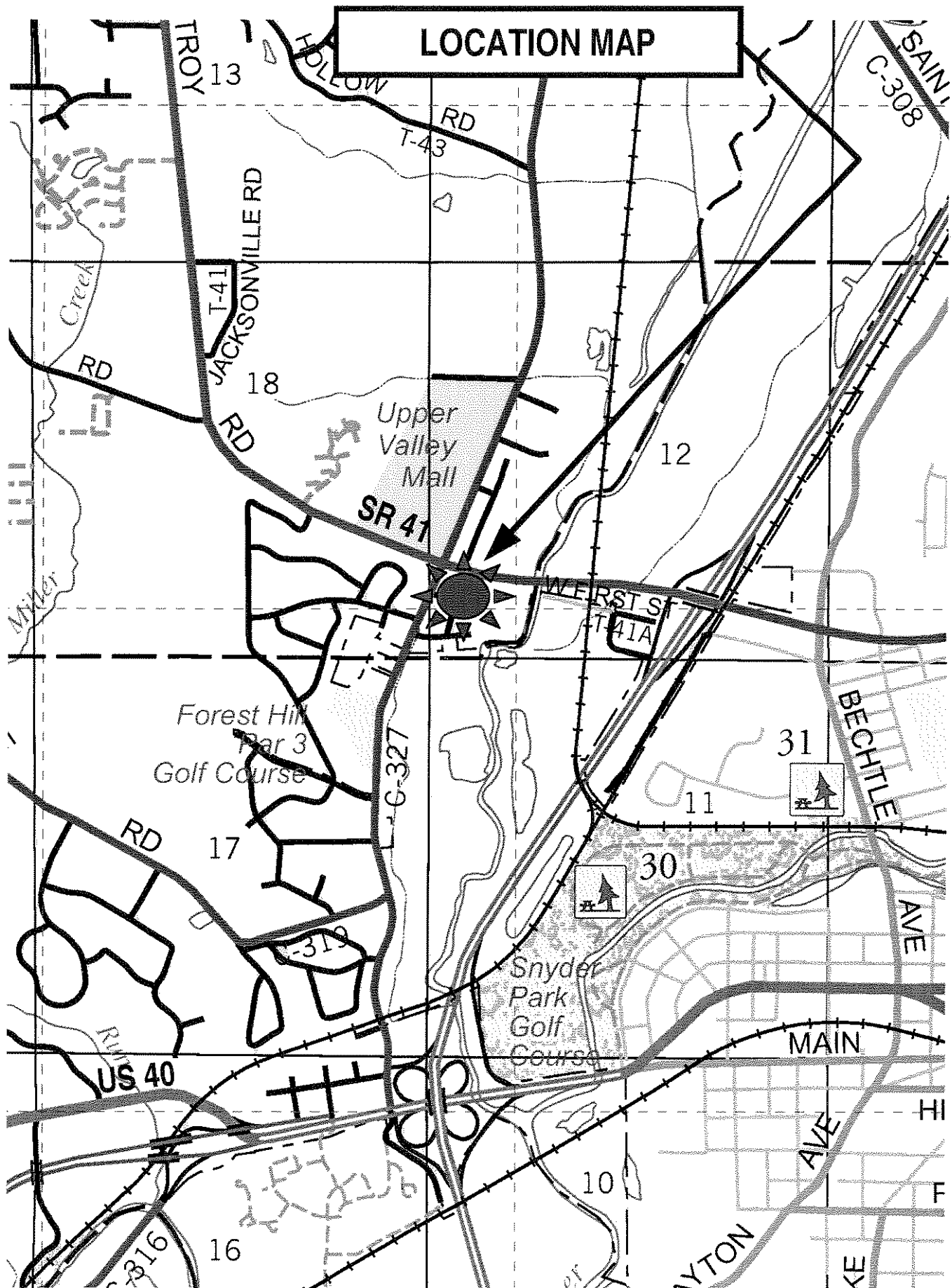
The Clark Soil & Water Conservation District has reviewed the site and provided the following information relative to soils and drainage. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed.

Respectfully,

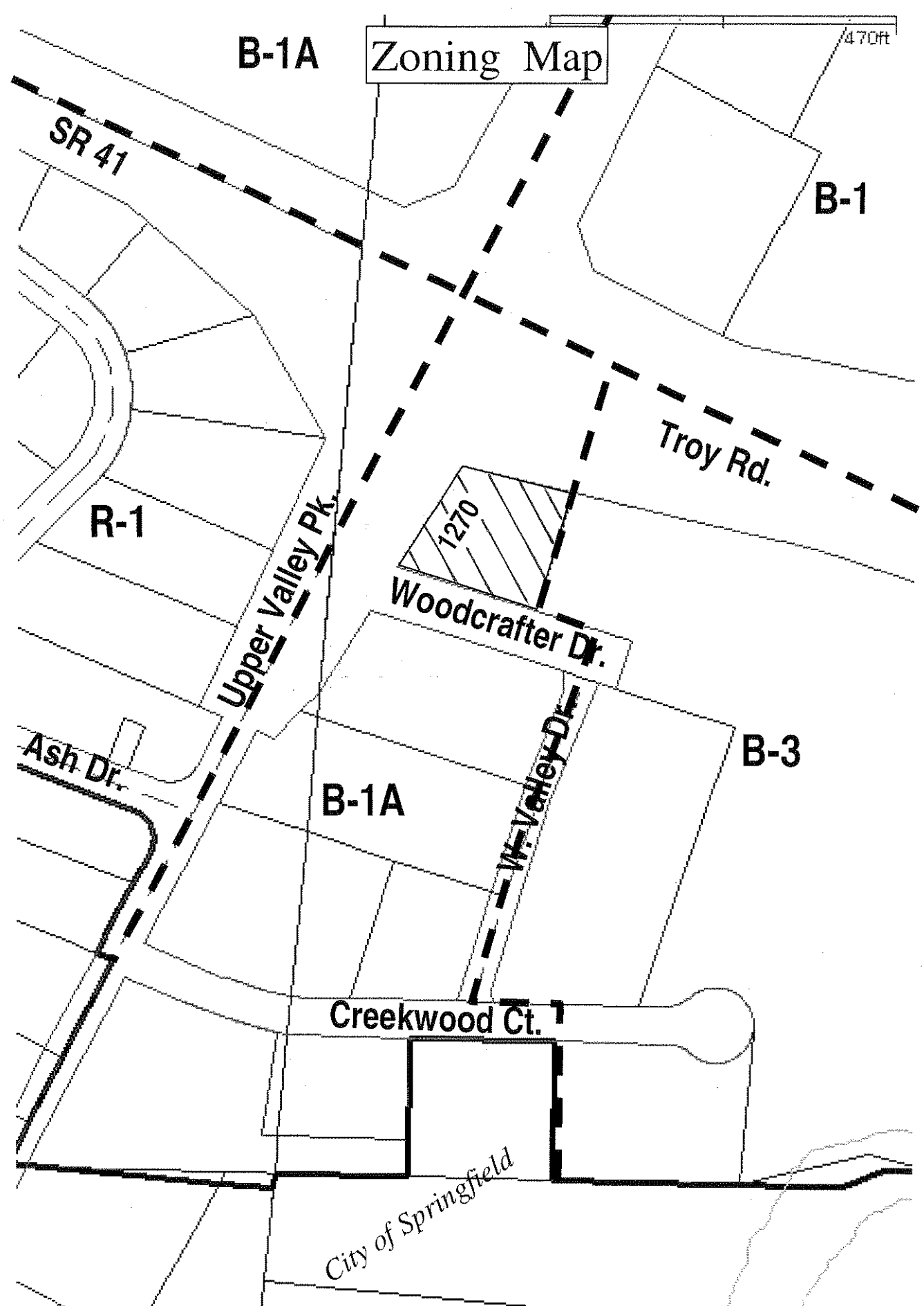
Christine Pence, CPESC  
Urban Coordinator





**REZONING CASE G-2006-1**  
**German Twp.**

**1270 Upper Valley Pk.**  
**B-1A to B-3**



**REZONING CASE G-2006-1**  
**German Twp.**

**1270 Upper Valley Pk.**  
**B-1A to B-3**

## Rezoning Case # Z-2006-1

To: Clark County Planning Commission	Date of Meeting: January 4, 2006
From: Planning Staff	Date of Report: December 20, 2005

**Applicant:** Shirley A. Clonch.

**Request Action:** Rezone from B-2 (Community Business District) to R-1 (Rural Residence District)

**Purpose:** To replace existing single-family residence with a new single-family residence

**Location:** 2727 Medway-Carlisle Rd. - Bethel Township

**Size:** 0.94 Acres

**Existing Land Use:** Single-family residence

### Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Low Density Residential	B-2 (Community Business) & R-1 (Suburban Residence)
South	Residential & Commercial (Medway)	B-2 (Community Business) & R-2A (Medium Density Single-Family Residence)
East	Residential & Commercial	B-2 (Community Business) & R-1 (Suburban Residence)
West	Residential & undeveloped	R-1 (Suburban Residence) & A-1 (Agricultural)

### ANALYSIS

This lot was zoned Business when the original zoning map was adopted.

### Reports from other agencies:

#### *County Engineer*

Direct access to Medway-Carlisle Road is utilized via an existing driveway. Any change, upgrade, or relocation would require applicant to obtain a new driveway permit. Drainage appears adequate under present use. The County Engineer has no objection to this rezoning. (See Dec 14, 2005 letter)

### ***Soil Conservation***

The Clark Soil & Water Conservation District has reviewed the site and provided the following information relative to soils and drainage. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed. (*See Dec. 19, 2005 letter*)

### ***Combined Health District***

No report. Site served by public sewer.

### ***Planning Department***

The Clark County Comprehensive Plan identifies this area as Medium density residential development (4 to 6 dwellings per acre - gross density) which should be directed to existing residential growth areas, where it can be serviced by central water and sewer service. This is recommended for portions of Bethel, Mad River, Moorefield and Springfield townships. Neighborhoods should transition to business areas through the use of multi-family development and institutional uses. New residential development should not be located in close proximity to established or planned industrial areas. Supporting commercial uses are appropriate, but only at key intersections.

The applicant wants to demolish the existing house and build a new home on the site. The B-2 Business District does not permit residential uses. Therefore rezoning is necessary to rebuild a residential structure on this lot..

## **RECOMMENDATION**

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The Staff recommends approval of the rezoning from B-2 to R-1.

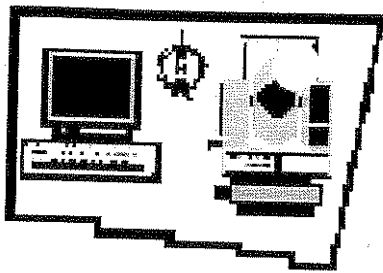
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December 14, 2005

Clark County Planning Commission  
25 West Pleasant Street  
Springfield, Ohio 45506  
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-1**  
**Shirley Clonch**  
**0.94 acres from B-2 A to R-1**

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 2727 Medway Carlisle Road, from B-2 zoning to a R-1 Residential Zoning district for residential purposes.

Access to a major roadway is directly available, from the existing drive onto Medway Carlisle Road. The present drive may be used for access if rezoned, but any change, upgrade or relocation would require the applicant to obtain a new permit and possibly surrender the present access point.

Drainage appears adequate under the present use and no major issues are expected with razing the existing building and constructing a new residence.

Based upon our review of access and drainage, the County Engineer has no objection to the proposal to rezone the subject tract from B-2 to R-1 zoning.

Sincerely,

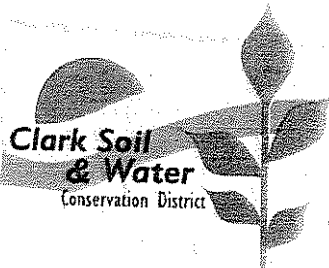
Bruce C. Smith P.E., P.S.  
Clark County Engineer

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Cc:

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December 19, 2005

Mr. Phil Tritle  
Clark County Planning Department  
25 West Pleasant St.  
Springfield, OH 45506

RE: Z-2006-1 ~ Clonch ~ B2 to R1  
2727 Medway Carlisle ~ Bethel Twp.

Dear Mr. Tritle,

The Clark Soil & Water Conservation District has reviewed the site and provided the following information relative to soils and drainage. There are existing structures on this site. The proposed rezoning, as indicated above, should not significantly impact soils and drainage.

This office does not object to the above request, as proposed.

Respectfully,

Christine Pence, CPESC  
Urban Coordinator



# Zoning Map

540ft

B-2

R-1

R-1

2727

A-1

R-2A

R-2A

Third St.

Medway-Carlisle Rd.

Middle St.

B-1'S'

B-2

Lower Valley Pk.

**REZONING CASE Z-2006-1 2727 Medway-Carlisle Rd.**  
**Bethel Twp. B-2 to R-1**



# CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

## A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

## AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

## R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	N	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes				
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

## R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

## R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

## PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

# CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

## B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

## B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

## I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

## O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)